

Rodolfo A. Camacho
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Chapter 7 Trustee

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF OREGON

In re:)	
)	
HO SONU)	Case No. 14-32789-tmb7
MI JEONG SONU)	
)	
)	AMENDED
)	TRUSTEE'S REPORT OF
Debtors.)	SALE PURSUANT TO BR 6004

RODOLFO CAMACHO, Trustee, hereby reports the sale by the Estate of the following described property per Notice dated February 13, 2015 (Docket #24):

Property Sold: Real Property located at: 15495 SW Woodwind Ct., Beaverton, OR

Name of Purchaser: Damien and Valerie Munoz

Net Proceeds From Sale: \$305,000.00 - \$202,549.18=\$104,042.83

Net Proceeds to Estate : \$104,042.83 less (homestead exemption claimed) \$38,587.00=\$65,455.83

Date Funds Received: March 10, 2015

DATED: June 30, 2015

/s/ Rodolfo A. Camacho
Rodolfo A. Camacho, Chapter 7 Trustee

FINAL SELLER'S SETTLEMENT STATEMENT

Date: June 25, 2015 Settlement Date: March 9, 2015 Borrower: Damian T. Munoz Valerie L. Munoz 13315 SW Violet Ct Beaverton, OR 97008 Seller: Rodolfo A. Camacho Ch. 7 Trust PO Box 13897 Salem, OR 97309 Property: 15495 Sw Woodwind Court Beaverton, OR 97007	Time: 11:05 AM Escrow No.: 471814034174 Escrow Officer: Lori Neva
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	DEBIT	CREDIT
Financial Consideration		
Total Consideration		305,000.00
SLR CR for BLR Closing Costs	8,974.79	
Seller CR Buyer for Owners Pol	960.00	
Prorations/Adjustments		
County Taxes at \$5,097.22 03/09/15 to 07/01/15		1,592.01
Commissions		
Listing Broker's Commission to Real Pro NWCom 305,000.00 @ 3.30% = 10,065.00		
Selling Broker's Commission to Keller Williams Realty Professionals 305,000.00 @ 2.70% = 8,235.00	18,300.00	
Escrow Charges		
Settlement Fee	478.75	
Ticor Title Company of Oregon Short Sale	200.00	
Ticor Title Company of Oregon		
Title Charges		
Government Service Fee	25.00	
Ticor Title Company Recon/Release Service Fee	110.00	
Ticor Title Company of Oregon		
Recording Charges		
City/County Tax/Stamps	152.50	
Ticor Title Company		
Payoffs		
Wells Fargo		
Total Payoff	173,348.14	
Principal Balance	162,691.02	
Per Diem @ 14.490000		
Interest to 03/13/15	6,342.51	
Overdraft Impound Account	4,067.54	
Unpaid Late Fee	206.07	
Recording Fee	41.00	
Subtotals	202,549.18	306,592.01
Balance Due TO Seller	104,042.83	
TOTALS	306,592.01	306,592.01

DEBIT

CREDIT

Seller

Rodolfo A. Camacho Ch. 7 Trustee for Ho &
Mi Sonu

BY: _____
Rodolfo A. Camacho, Trustee

Ticor Title Insurance Company
Settlement Agent